

# ***Enterprise Services Engineering & Architectural Services Program Review***

*Project Management and Energy  
Services Programs*



# Project Management Program



# *Program Purpose*

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Provide Leadership in Public Works  
Projects Delivery in accordance with  
RCW 39

## **RCW 39.04.020 Definition of Public Works**

4) "Public work" means all work, construction, alteration, repair, or improvement other than ordinary maintenance, executed at the cost of the state...



# *Public Works Authority*

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## **RCW 39.04.020**

Plans and specifications — Estimates — Publication — Emergencies.

## **RCW 39.10**

Alternative Public Works

The 2005 Legislature created the Capital Projects Advisory Review Board (CPARB) ... to review alternative public works contracting procedures and provide guidance to state policymakers on ways to further enhance the quality, efficiency and accountability of public works contracting methods.

## **RCW 43.19.011**

The director of DES shall...

Enter into contracts on behalf of the state to carry out purpose of this chapter [State Government - Executive].

## **RCW 43.19.1906**

Competitive bids—Sealed bids, exceptions.

## **RCW 43.19.450**

Supervisor of engineering and architecture – Qualifications – Appointment – Powers and duties – Delegation of authority – “State facilities” defined.



# Core Program Services

## *Strategy Map – Manage Public Works Projects*

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- Assist Agencies in Project Initiation
  - Negotiate, Prepare Agreements & Contracts
  - Oversee, Manage Design & Contracting Process
  - Administer Construction through Warranty Period
  - Manage Changes & Stakeholder Expectations
  - Advise & Educate Stakeholders on Public Works
  - Green Building & LEED
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- **More than 780 projects and \$580 million in Construction work each biennium**



# *Our Clients*

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- **Community & Technical Colleges - 34 campuses**
- **Capitol Campus**
- **Department of Corrections**
- **Department of Social and Health Services**
- **Department of Veterans Affairs**
- **Washington State Patrol**
- **Military Department**
- **Department of Enterprise Services**
- **Approximately 20 additional small agencies**
- **K-12 & Local Agencies**



# ***Lower Columbia College, Longview Health Sciences Building, \$26M***

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**Recent  
Projects**

# ***Bellingham Technical College Fisheries Technology Building, \$3.5M***

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**AIA Award**



**Recent  
Projects**

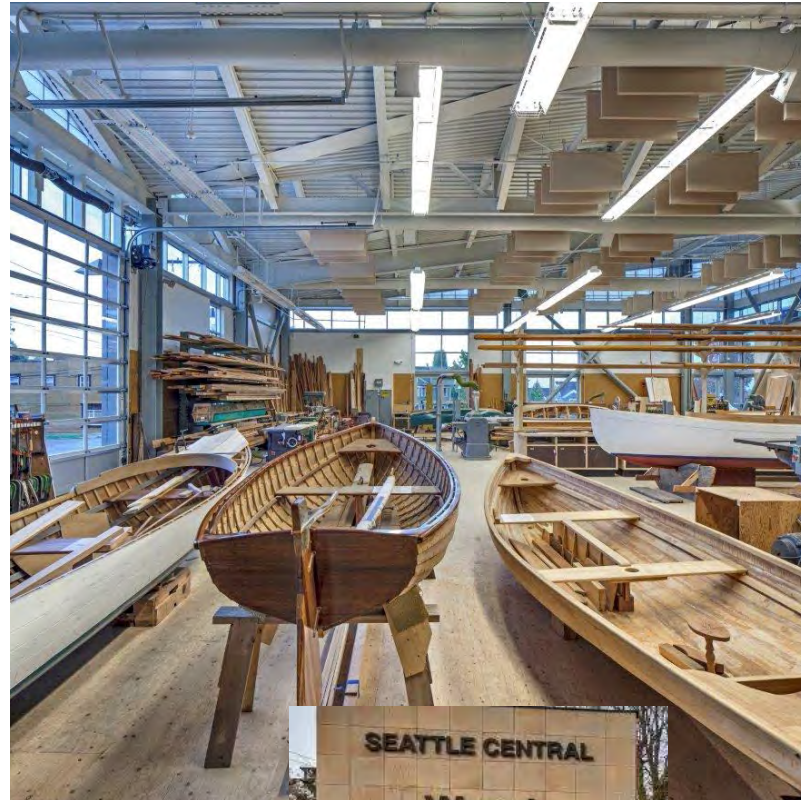
# ***South Puget Sound Community College Student Services Renovation, \$22M***

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**Recent  
Projects**

# **Seattle Central Community College Wood Technology Center, \$20M**



**Recent  
Projects**

# ***Military Department New Gate for Camp Murray, \$3M***



**Recent  
Projects**

# ***Olympia Capitol Campus John L. O'Brien Building Renovation, \$49M***

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**Plaster Ceiling  
Moldings in  
Corridor**

**Historic  
Preservation**



# ***Commerce – Pacific Tower, Seattle Tenant Improvements (TI), \$20M***



GC/CM & Energy Services Contracts

**TIs for Non-profits & Seattle Central College Allied  
Health Program into this 1932 Historic Building**



**Current  
Project**

# ***DES – Capitol Campus, Olympia Proposed 1063 Building, \$65.5M***



**(Design-Build) Corner of 11<sup>th</sup> & Capitol Way**



# *Project Managers*

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## **Assistant Program Manager**

- **Nancy Deakins, PE – Team A**

## **Project Managers**

**Richard Browning, AIA**

**Debra Delzell, PE**

**James Ronnie Hill, RA**

**David Hruska, AIA**

**Sidney Hunt, RA**

**Janet Knoblach, AIA**

**Douglas H. McCudden, RA**

**Erasmus Othieno, PE**

**Diana Peeples, RA**

**Yelena Semenova, RA**

**Stacy Simpson, RA**

**Rafael Urena, AIA**



# *Project Managers*

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## **Assistant Program Manager**

- Jack Olson, PE

### **DES/Department of Corrections Team**

#### **Project Managers**

Anna Crickmer, PE  
Nanette Graham, PE  
Ed Hampton, PE  
Dwight Hollar, RA

### **DES/Department of Social and Health Services Team**

#### **Project Managers**

Larry Cervantes  
Kelly Lerner, RA  
Aaron Martinez  
Casey Moore, RA  
Diana Peeples, RA



# *Project Managers*

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## **Assistant Program Manager**

- **Dwayne Harkness, RA – Team B**

## **Project Managers**

**Robert Colasurdo, PE**

**Christopher Gizzi, RA**

**Indra Jain, AIA**

**Marziah Kiehn, AICP**

**R. Lee Knawa, RA**

**David Lohrengel**

**Jonathan Martin**

**Gloria Miller, AIA**

**Julie Nakahara, PE**

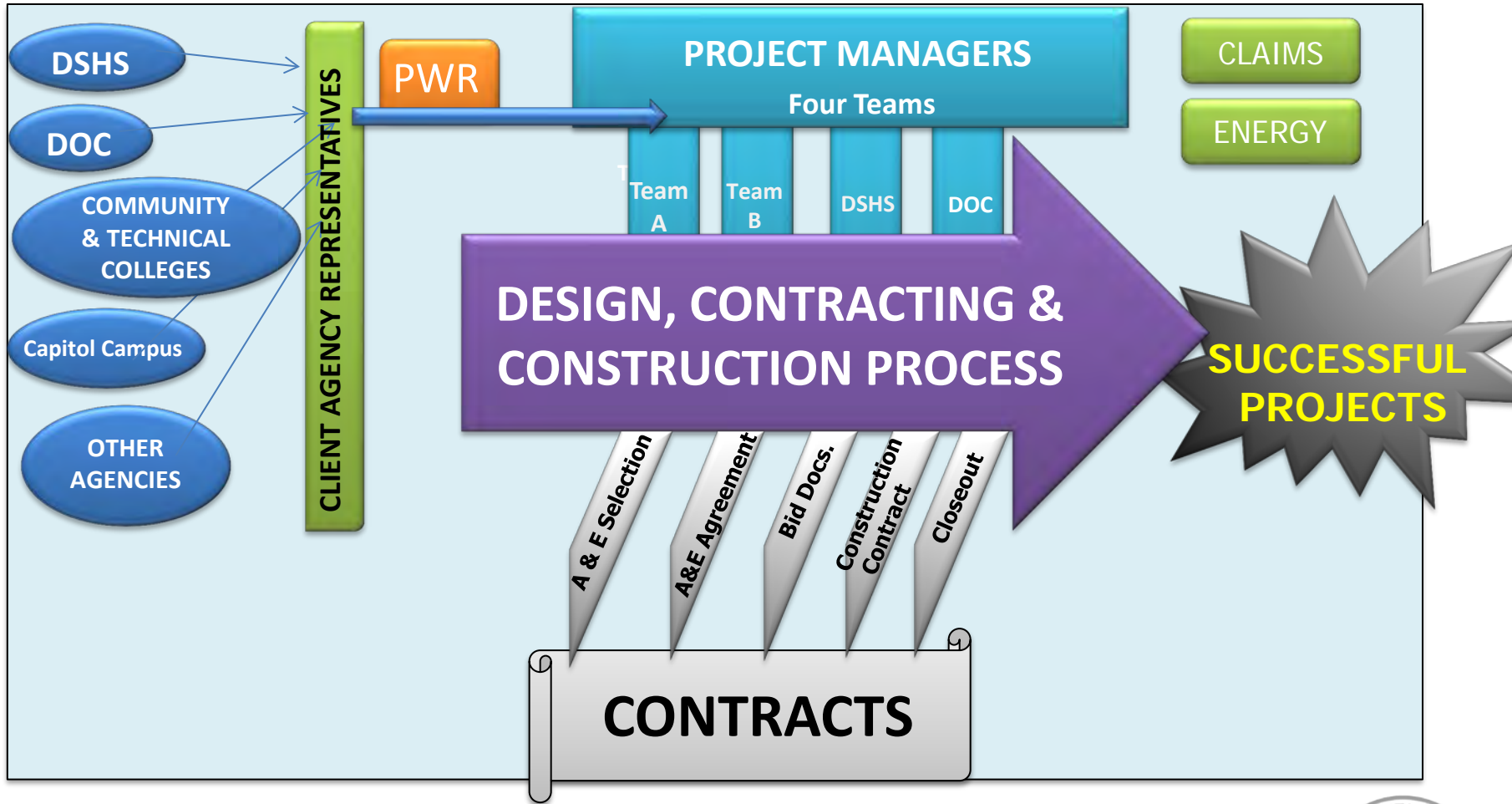
**Shenon Porter**

**James M. Steffens, PE**

**Phil Timpke, RA**



# Project Process



# *Contracting*

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## **Contracting Methods**

### **A/E Services**

- Advertised Selection
- Statewide and Regional On-Call
- A/E Reference File / Quick Select
- Campus Architect

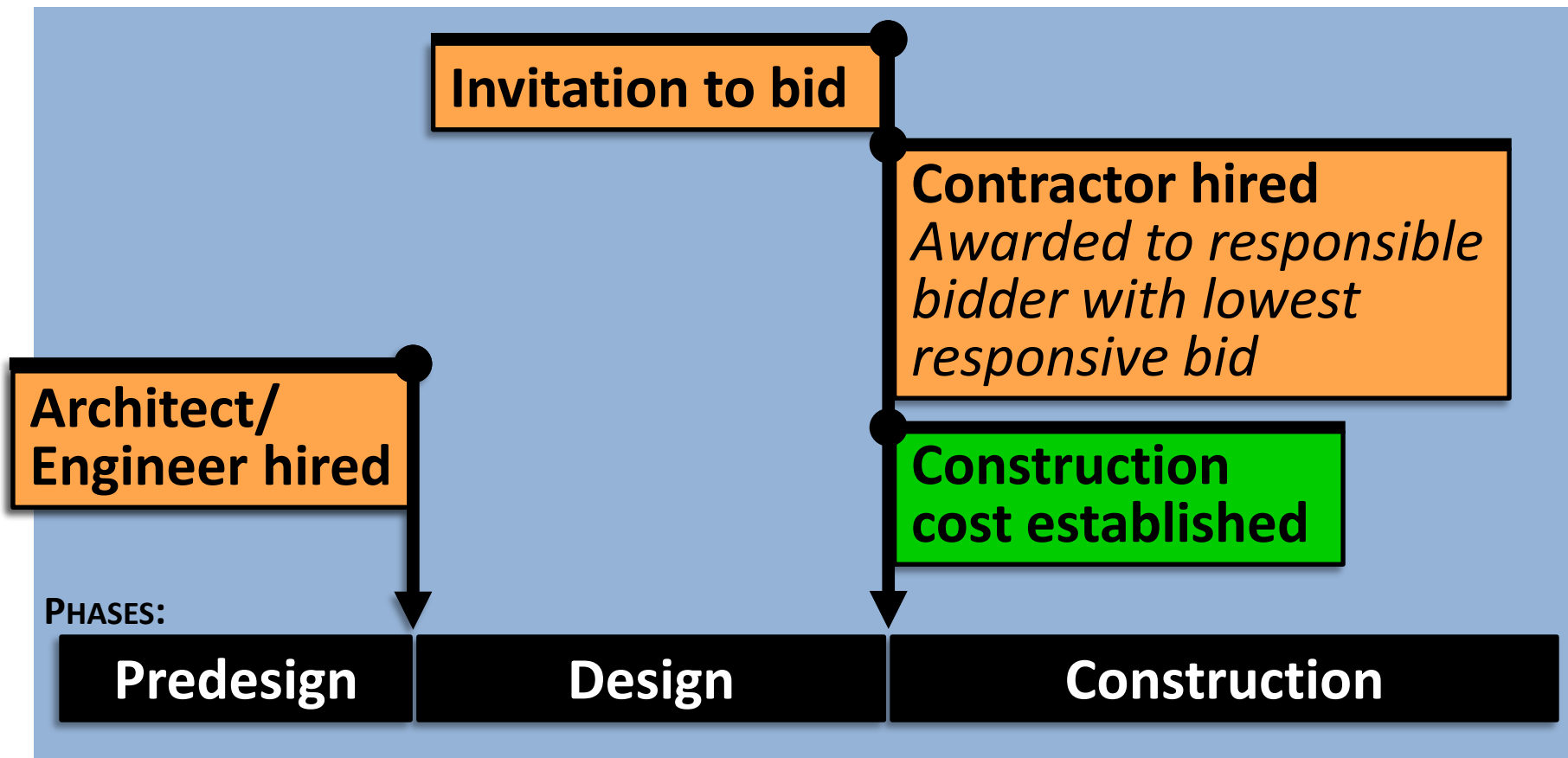
### **Construction**

- Design-Bid-Build
- Small Works Roster
- Emergencies
- Alternative Public Works
  - Design/Build
  - GC/CM
  - Job Order Contracting (JOC)



# Traditional Design-Bid-Build

Separates design and construction, used for projects of any size

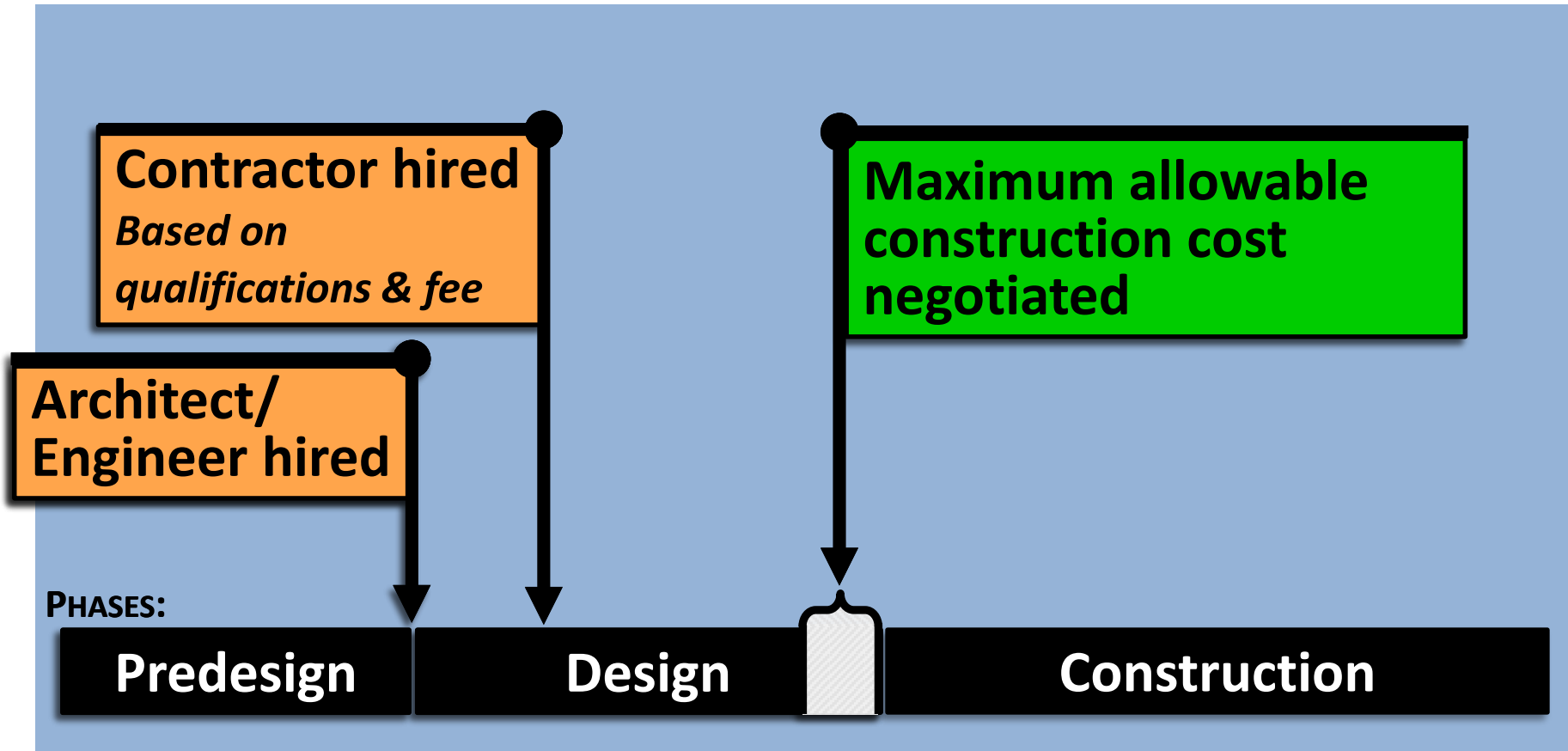


Source: JLARC analysis of public works contracting procedures, Sunset Review, Dec. 2012.



# GC/CM

Allows contractor early in design

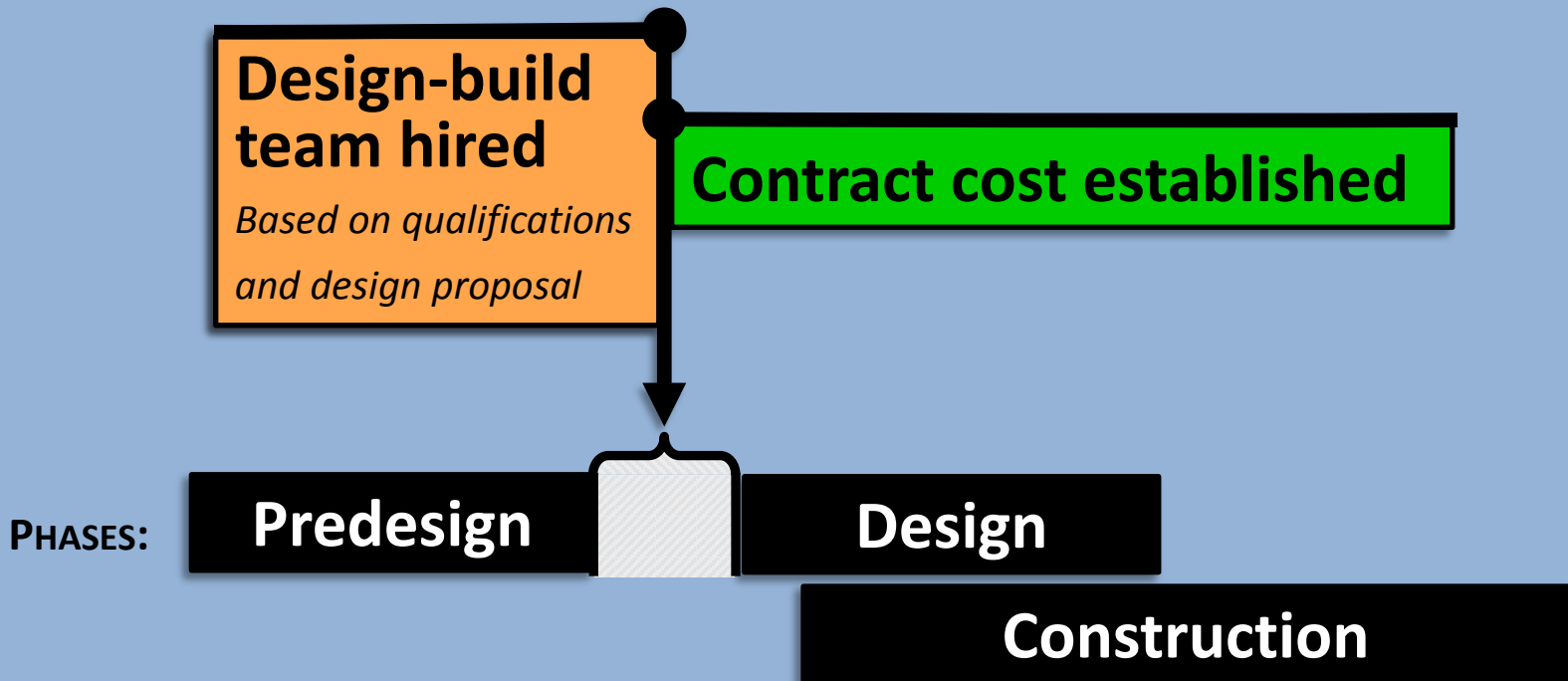


Source: JLARC analysis of public works contracting procedures, Sunset Review, Dec. 2012.



# Design-Build

Teams contractor and designer under single contract



Source: JLARC analysis of public works contracting procedures, Sunset Review, Dec. 2012.



# ***Diverse Business Outreach***

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- **Diverse Businesses**
  - **Minority Business Enterprise**
  - **Women's Business Enterprise**
  - **Veteran-Owned business**
  - **Small business (Small, Mini, Micro)**
- **Applies to Construction Contracts > \$1 MM**
- **Outreach Events**
  - **Local – at/near project site**
  - **Regional**



# ***Diverse Business Inclusion***

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- **Inclusion Plan**
  - Identify where will use diverse business subs
  - Identify future areas to use
- **Design – Bid – Build Projects**
  - Supplemental Bidder Responsibility Criteria
- **Design – Build Projects**
  - Proposals



# *Upcoming Projects*

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Website links list all sizes of projects:

- **For Consultants and Contractors--**
  - <http://www.des.wa.gov/services/facilities/Construction/Consultants/Pages/EASUpcomingProjects.aspx>
- **For Contractors, Jobs Bidding—**
  - <https://fortress.wa.gov/ga/apps/EASBids/BidCalendar.aspx>



# Questions?

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***Assistant Program Manager***

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***(360) 407-9339***



Washington State Department of  
**Enterprise Services**